



City of Coral Gables Planning and Zoning Staff Report

Applicant: City of Coral Gables
Application: Zoning Code Text Amendments – Mahi Canal
Public Hearing: Planning and Zoning Board
Date & Time: **November 19, 2025; 6:00 – 9:00 p.m.**
Location: City Commission Chambers, City Hall
405 Biltmore Way, Coral Gables, Florida 33134

1. APPLICATION REQUEST

The City of Coral Gables is requesting review and consideration of the following:

An Ordinance of the City Commission providing for a text amendment to the City of Coral Gables Official Zoning Code by amending Appendix A, "Site Specific Zoning Regulations," Section A-67, "Mahi Canal," requiring additional review and approval for all mooring piles, docks, wharves, davits, boat lifts, and similar structures located in MF and MX districts that abut the Mahi Canal, providing for a repealer provision, severability clause, codification, and providing for an effective date.

The request requires three public hearings, including review and recommendation by the Planning and Zoning Board, and 1st and 2nd Reading before the City Commission.

2. BACKGROUND INFORMATION

The City of Coral Gables is requesting review and consideration of a text amendment to the Zoning Code, Appendix A, Section A-67, "Mahi Canal," to require additional review and approval for all mooring piles, docks, wharves, davits, boat lifts, and similar structures located in Multi-Family (MF) and Mixed-Use (MX) districts that abut the Mahi Canal. The proposed amendment establishes a water quality review overlay, requiring studies that evaluate potential impacts on water circulation, benthic habitats, boat circulation, and vessel traffic. Applicants must demonstrate compliance with applicable Florida Department of Environmental Protection water quality standards.

The Mahi Canal is a high-density waterway where development and redevelopment can affect water quality and public safety. Existing regulations already establish setbacks, protrusion limits, and legacy non-conforming rights for over-water structures. This amendment adds a review layer to ensure the Waterways Advisory Board and City Commission account for circulation, benthic impacts, and vessel traffic when considering applications.

3. PROPOSED ZONING CODE TEXT AMENDMENT

The proposed Zoning Code text amendment is provided in ~~striketrough~~/underline format.

APPENDIX A. SITE SPECIFIC ZONING REGULATIONS

Section A-67. Mahi Canal

C. Notwithstanding the foregoing, all applications for mooring piles, docks, wharves, davits, boat lifts, and similar structures located in MX and MF zoning districts that about the Mahi Canal shall require the Applicant to perform a water quality study to analyze the potential impact on the waterway.

1. The Waterways Advisory Board shall review the anticipated impact of the proposed additional use of and the density on the water quality, considering potential effects on natural water circulation and flushing within the canal, benthic habitats, boat circulation patterns, and vessel traffic, and provide a recommendation as to whether the request should be approved, approved with conditions, or denied.
2. Prior to making the determination of the application, the City Commission shall review the water quality study and the recommendation provided by the Waterways Advisory Board.
3. Applicants must demonstrate compliance with applicable standards of the Florida Department of Environmental Protection for surface waters, including Chapter 62-302, Florida Administrative Code (Water Quality Standards) and related state rules and criteria.
4. Publication, property posting, and mailed notice of the hearing before the City Commission shall be provided in accordance with Article 15.

4. REVIEW TIMELINE / PUBLIC NOTICE

City Review Timeline

The submitted applications have undergone the following City reviews:

REVIEW COMMITTEES AND BOARDS	DATE
Planning and Zoning Board	11.19.25
City Commission – 1 st Reading	09.25.25
City Commission – 2 nd Reading	TBD

The following has been completed to solicit input and provide notice of the Application:

PUBLIC NOTICE	DATE
Legal advertisement	11.07.25
Posted agenda and Staff report on City web page/City Hall	11.14.25

5. FINDINGS OF FACT

In accordance with Section 14-212.5 of the Zoning Code, the Planning and Zoning Board shall not recommend adoption of, and the City Commission shall not adopt, text amendments to these land Zoning Code unless the text amendment:

Standard	Staff Evaluation
a. Promotes the public health, safety, and welfare.	The proposed amendment protects water quality and public safety by requiring additional review for structures that may impact circulation, benthic habitats, and boat traffic.
b. Does not permit uses the Comprehensive Plan prohibits in the area affected by the text amendment.	The proposed amendment does not introduce or permit any uses that are inconsistent with the Comprehensive Plan.
c. Does not allow densities or intensities in excess of the densities and intensities which are permitted by the future land use categories of the affected property.	The proposed amendment does not impact the density or intensity of development. The amendment does not alter allowable building heights, floor area ratios, or other factors that influence density and intensity.
d. Will not cause a decline in the level of service for public infrastructure which is the subject of a concurrency requirement to a level of service which is less than the minimum requirements of the Comprehensive Plan.	The proposed amendment will not negatively impact the level of service for public infrastructure subject to concurrency requirements.
e. Does not directly conflict with any objective or policy of the Comprehensive Plan.	The proposed amendment aligns with the objectives and policies of the Comprehensive Plan by supports the City's environmental protection and waterway management objectives.

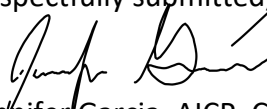
Staff finds that all five of these criteria are **satisfied**.

6. STAFF RECOMMENDATION

The Planning and Zoning Division recommends **approval**.

Please visit the City's webpage at www.coralgables.com to view all Application plans and materials, notices, applicable public comments, minutes, etc. The complete Application and all background information also is on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida 33134.

Respectfully submitted,



Jennifer Garcia, AICP, CNU-A
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for Planning and Zoning
City of Coral Gables, Florida